

**fisher
german**

Unit 2a & Yard Area

Middle Drove Enterprise Park
Wisbech, Cambridgeshire, PE14 8JT

Leasehold |
Industrial/Warehouse
Units from 3,100 Sq.ft



To Let | from £11,989 pa



Amenities



Leasehold



Gated Access



24/7 Security



Parking



Rural Location



Open Plan

Middle Drove Enterprise Park

Description

The industrial units are situated within an established commercial industrial estate of approximately 0.32 hectares (0.8 acres).

The units are predominately open plan unit of steel portal frame construction with concrete block walls and exterior cladding.

There are communal male and female WC facilities in a separate block in the immediate vicinity. The site offers ample car parking provisions with loading, unloading and turning space also.

The site is bounded by security fencing and gated access providing access directly to Middle Drove Road.

Location

Marshland St James is located approximately 7 miles from the centre of Kings Lynn and approximately 5 miles from the centre of Wisbech.

Watlington Station is approximately 6 miles away, with direct links to Kings Lynn, Cambridge and London Kings Cross (approximately 1 hour 40 minutes away).

Wisbech is an attractive and historic market town commonly known as the Capital of the Fens.

Downham Market, approximately 8.6 miles away, is one of Norfolk's oldest market towns and has a good range of shops, a busy market on Friday's and Saturday's and a main line railway station to King's Lynn, Cambridge and London St Pancras.

Locations

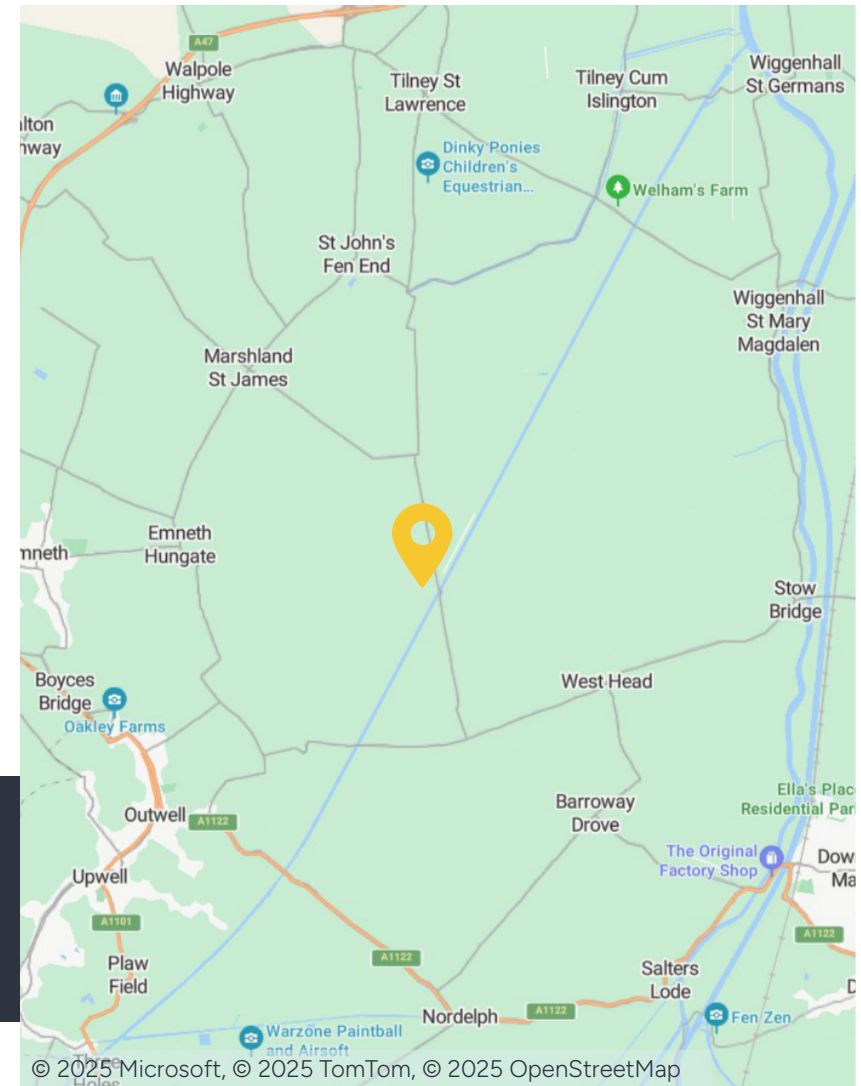
Wisbech: 5 miles
Kings Lynn: 7 miles
A1: 38 miles

Nearest station

Watlington: 6 miles

Nearest airport

London Stansted: 67.9 miles



Accommodation

| Description | Sq.ft | Sq.m | Quoting Rent (per annum) | Availability | Rateable Value |
|----------------------|---------------|--------------|-----------------------------|---|----------------|
| Unit 1 - UNDER OFFER | 1,269 | 118 | £4,950 | From 24 th September 2026 | £5,000 |
| Unit 2a | 3,100 | 288 | £11,989 | From 15 th July 2026 | £10,250 |
| Unit 3 - UNDER OFFER | 1,875 | 174 | £7,250 | Available immediately | £6,500 |
| Yard Area | 18,000 | 1,762 | £27,000 | Available immediately | TBC |
| Total | 24,244 | 2,342 | | | |

Site Plan



Further information

Asking Rent

The units are available to let by way of a new lease on terms to be agreed, quoting rents on page 5.

Tenure

Leasehold.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

EPC

The EPC rating is TBC.

Planning

The current permitted uses of the site fall within use class B2 & B8 of the Town and County planning order updated from 1st September 2020.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: Middle Drove Enterprise Park, Wisbech, Cambridgeshire, PE14 8JT.

What3words: ///straws.inflame.permit



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated September 2025. Photographs dated 2024



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